



## **CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA**

**Newport Beach City Hall  
100 Civic Center Drive, Newport Beach  
Corona del Mar Conference Room (Bay E-1st Floor)  
Thursday, December 12, 2013 – 3:30 p.m.**

***Brenda Wisneski, Zoning Administrator***

***Staff Members:***

**Makana Nova, Assistant Planner  
Fern Nueno, Associate Planner  
Rosalinh Ung, Associate Planner  
Jason Van Patten, Planning Technician**

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**A) CALL MEETING TO ORDER**

**B) MINUTES OF NOVEMBER 27, 2013**

**C) PUBLIC HEARING ITEMS**

**Item No. 1. Bowl of Heaven Minor Use Permit No. UP2013-025 (PA2013-218)  
1280 Bison Avenue, Suite B-11 Council District 4**

**Summary:** A Minor Use Permit to allow the operation of a take-out service limited, eating and drinking establishment within an existing commercial shopping center. No late hours (after 11:00 p.m.) or alcohol service is requested as part of the application. The property is located in the PC-5 (North Ford) District.

**Recommended  
Action:**

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Minor Use Permit No. UP2013-025 subject to the recommended findings and conditions.

**CEQA  
Compliance:** The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

**Item No. 2. Macy's Sign Modification Permit No. MD2013-020 (PA2013-207)  
101 Newport Center Drive Council District 5**

**Summary:** A Modification Permit to add two major tenant signs to existing wall signage for a total of four wall signs for Macy's within Fashion Island, where the North Newport Center Planned Community Development Plan allows one sign per building elevation in areas that are visible from the public right-of-way. Two wall signs will be located on the south building elevation and two will be located on the east building elevation. Each wall sign will comply with the maximum 10-foot height limitation established by the North Newport Center Planned Community for major tenant signs. The property is located in the PC-56 (North Newport Center) District.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

Recommended  
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Modification Permit No. MD2013-020 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15311, of the State CEQA (California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures).

**Item No. 3. Block 500 Newport Center Drive Sign Modification No. MD2013-022 (PA2013-222)  
500, 520, and 550 Newport Center Drive, Block 500 Newport Center Drive  
Council District 5**

Summary: A Modification Permit to allow one additional monument sign (Block 500 - Sign Type A) where two (2) are currently allowed, for a total of three (3) signs. The two existing permitted signs will be relocated to new locations within the Block 500 Sub-Area of the North Newport Center Planned Community (PC 56) and the new one to be located in the Block 500 Planned Community (PC 46). The Modification application also includes a request to allow one additional landscape wall sign (Sign Type D) where four (4) are currently allowed, for a total of five (5) signs to be located within the Block 500 Sub-Area of the North Newport Center Planned Community (PC 56). The property is located in the PC-56 (North Newport Center) and PC46 (Block 500) District.

Recommended  
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Modification Permit No. MD2013-022 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15311 of the State CEQA (California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures).

**Item No. 4. Harbor View Shopping Center Comprehensive Sign Program No. CS2013-013  
and Modification Permit No. MD2013-018 (PA2013-201)  
1610-1666 San Miguel Drive and 2500 San Joaquin Hills Road  
Council District 7**

Summary: A Comprehensive Sign Program application to authorize signage for the Harbor View Shopping Center. The request also includes a Modification Permit application to deviate from the height and width requirements for proposed monument signs. The property is located in the CN (Commercial Neighborhood) District.

Recommended  
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. \_\_\_\_ approving Comprehensive Sign Program No. CS2013-013 and Modification Permit No. MD2013-018 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15311, of the State CEQA (California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures).

**D) PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

## **E) ADJOURNMENT**

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator) and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.